

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R49165

Property Information

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property address: 301 E DODGE
legal description: WINTER, BLOCK 6, LOT 9 & 10
owner name/address: WHB, LLC
% JERRY HALSEY JR
P O BOX 19129
JONESBORO, AR 72402
full business name: NA
land use category: vacant type of business: NA
current zoning: C-3 occupancy status: Vacant
lot area (square feet): 19166 frontage along Texas Avenue (feet): NA
lot depth (feet): 185 sq. footage of building: 0
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards
NO NO 100

Improvements

of buildings: 0 building height (feet): NA # of stories: NA
type of buildings (specify): NA

building/site condition: overgrown vegetation, remnants of a foundation

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) NA

approximate construction date: accessible to the public: ☒ yes ☐ no
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☐ no (specify) NA
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: 0 type/material of sign: NA
overall condition (specify): NA
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) NA

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: _____
lot type: ☐ asphalt ☐ concrete ☐ other NA
space sizes: NA sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☐ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

